

PAXTON ROAD, CLACTON ON SEA, CO15 4LR
£13,200 PER ANNUM

Available immediately, this light industrial unit located on Gorse Lane Industrial Estate. The property comprises approximately 1,290 Sq Ft with roller shutter to front, office & mezzanine storage. External there is parking to front for approximately four vehicles. Offered on a new, five year FRI lease.

- Industrial Unit
- Three Phase Electricity
- Office & Mezzanine Storage
- 1,290 Sq Ft
- Gorse Lane Industrial Estate
- WC
- Parking
- EPC TBC

UNIT

53' max x 24'4 (16.15m max x 7.42m)

OFFICE

9'10 x 9'9 (3.00m x 2.97m)

WC

OUTSIDE

Parking to front.

BUSINESS RATES

The property appears in the VOA Ratings list as 'Workshop & Premises' with a Rateable Value of £10,500 (from April 2026) giving rates payable of £5,239.50. Ingoing Tenants should qualify for 100% Small Business Rate Relief subject to meeting eligibility criteria.

VAT

PLANNING

Permitted use is B2 (General Industrial), enquiries as to other suitable uses should be made to local planning authority, Tendring District Council.

TERMS

Full Repair & Insuring Lease

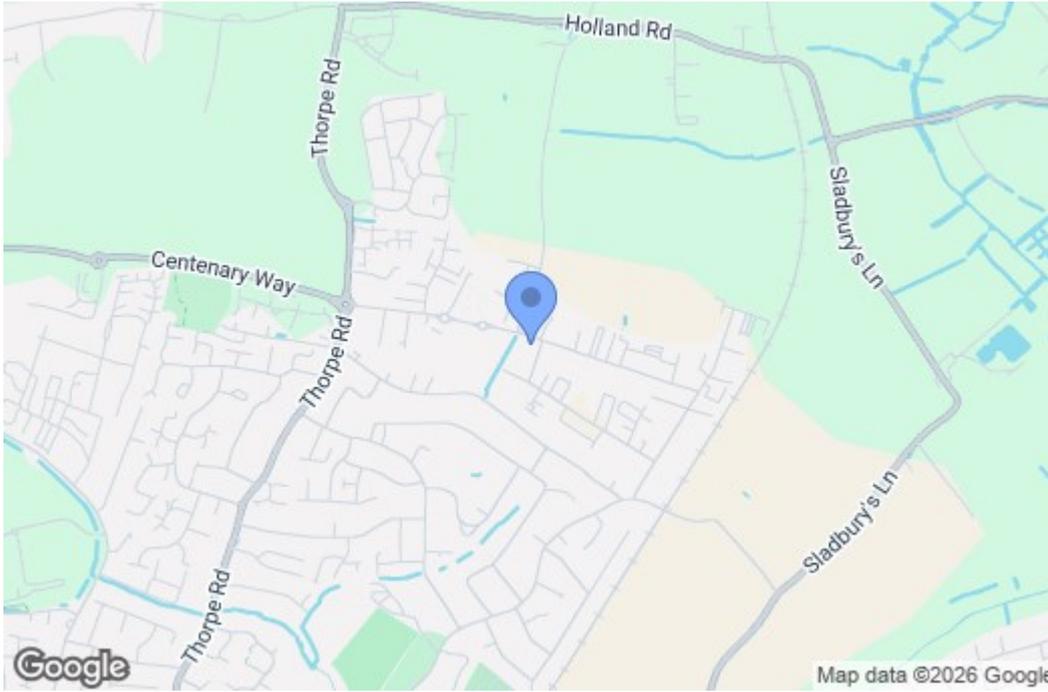
5 Year Term

One Quarters Deposit

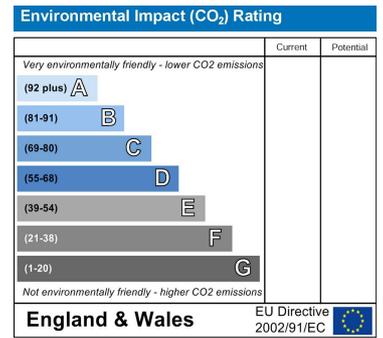
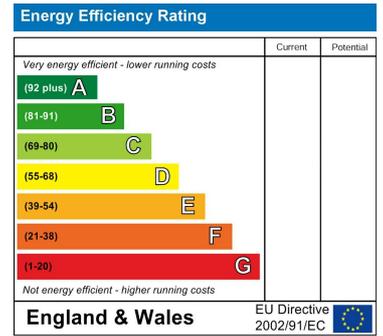
Rent Paid Quarterly in Advance



Map

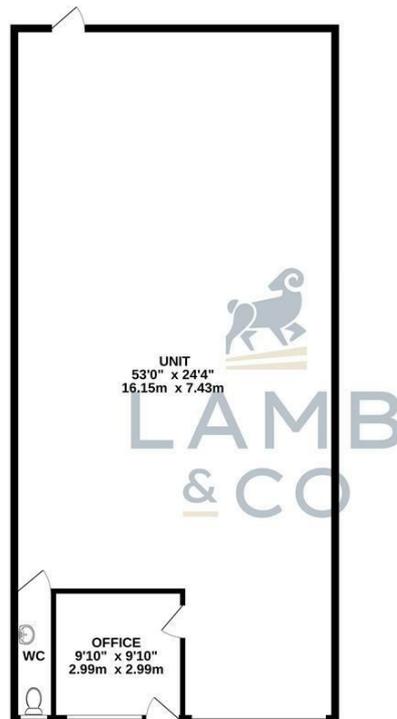


EPC Graphs



Floorplan

GROUND FLOOR
1291 sq.ft. (119.9 sq.m.) approx.



TOTAL FLOOR AREA: 1291 sq.ft. (119.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025

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